EASTON ZONING ORDINANCE

TABLE OF CONTENTS

Article I	<u>General</u>			
Section 101	Title	1-1		
Section 102	Legislative Authority	1-1		
Section 103	Statement of Legislative Intent	1-1		
Section 104	Jurisdiction	1-2		
Section 105	Separability Clause	1-2		
Section 106	Effective Date and Disposition of Pending Matters	1-2		
Section 107	Official Zoning Map	1-4		
Section 108	Replacement of Official Map			
Section 109	Official Critical Area Overlay District Maps			
Section 110	Limits on the Number of Active Applications	1-5		
Section 111	Rules for Interpretation of District Boundaries	1-6		
Section 112	Application of Regulations	1-7		
Section 113	Interpretations	1-8		
Section 114	Definitions	1-9		
Article II	Permitted Uses			
Section 201	Table of Permitted Uses	2-1		
Article III	Site Plan Review	3-1		
Article IV	Zoning District Regulations			
Section 401	A-1 Agricultural District	4-1		
Section 402	R-7A - Residential District	4-2		
Section 403	R-10A - Residential District	4-3		
Section 404	R-10M - Residential District	4-5		
Section 405	CR - Central Business Commercial District	4-6		
Section 406	CG - General Commercial District	4-8		
Section 407	CL - Limited Commercial District	4-10		
Section 408	BC – Business Commercial District	4-12		
Section 409	I – Industrial District	4-13		
Section 410	I-1 - Select Industrial District	4-15		
Section 411	I-2 - General Industrial District	4-16		
Section 412	G/I Governmental/Institutional District	4-18		
Section 413	RH Regional Healthcare District	4-19		

Article V	Chesapeake Bay Critical Area Overlay District		
Article VI	Planned Redevelopment District		
Article VII	Historic District		
Article VIII	Planned Unit Development Overlay District	8-1	
Article IX	Planned Health Care Overlay District	9-1	
Article X	Supplemental Zone Regulations		
Section 1001	Off Street Parking Requirements	10-1	
Section 1002	Off Street Loading	10-10	
Section 1004	Structures Permitted Above Height Limit	10-10	
Section 1005	Front Yard Adjustments	10-11	
Section 1006	Corner Lot Restrictions	10-11	
Section 1007	Other Exceptions to Yard Requirements	10-11	
Section 1008	Supplemental Use Standards	10-12	
Section 1009	Visibility at Intersections	10-54	
Section 1010	Setbacks from Major Roads	10-54	
Section 1011	Minimum Requirements Governing the Provision and		
	Approval of Common Use Areas and/or Facilities	10-54	
Section 1012	Temporary Structures	10-55	
Section 1013	Special Yard Requirements - Critical Area Buffer		
Section 1014	Standards for Placement of Satellite Dish Antennas 1		
Section 1015	Landscaping and Buffering		
Section 1016	Setbacks from Streams	10-72	
Article XI	Sign Regulations	11-1	
Article XII	Non-Conforming Uses, Lots, and Structures		
Section 1201	General	12-1	
Section 1202	Non-Conforming Lots of Record	12-2	
Section 1203	Non-Conforming Use of Land (Not Within Structures)	12-2	
Section 1204	Non-Conforming Structures	12-3	
Section 1205	Non-Conforming Uses Contained Within Structures	12-3	
Section 1206	Elimination of Certain Non-Conformities	12-3	
Section 1207	Special Exception Uses Not Non-Conforming Uses	12-4	
Section 1208	Non-Conforming Yards and Setbacks		
Section 1209	Non-Conforming Lots of Record in the Critical	12-4	

Area Overlay Zone

Article XIII	Administration and	<u>Enforcement</u>	
Section 1301	Zoning Certificates and Zoning C	Occupancy Permits	13-1
Section 1302	Planning Commission		13-2
Section 1303	Board of Zoning Appeals		13-4
Section 1304	Duties of Zoning Inspector, Boar	d of Appeals,	13-12
	Town Council and Court on Matt	ers of Appeal	
Section 1305	Schedule of Fees, Charges, and E	Expenses	13-13
Section 1306	Temporary Use Permits		13-13
Section 1307	Minimum Requirements		13-13
Section 1308	Violations		13-13
Section 1309	Administrative Review for Certa Improved Lots	in Development Activities on	13-14
Article XIV	<u>Amendments</u>		
Section 1401	General		14-1
Section 1402	Planning Commission Review		14-1
Section 1403	Public Hearing		14-1
Section 1404	Basis for Approving Rezoning		14-1
Section 1405	Time Limitation on Rehearing Re	ezoning Applications	14-3
Section 1406	Amendment Requirements in the	Critical Area	14-3
(Overlay District		
Article XV Section 1501	Development Rights and Re Authority	esponsibilities Agreements	15-1
Section 1502	Applicability		15-1
Section 1503	Contents of Development Rights	and Responsibilities Agreement	15-1
Section 1504	Referral to Planning Commission	; Compliance with Comp. Plan	15-2
Section 1505	Public Hearing; Manner of Appro	oval	15-3
Section 1506	Amendment of Agreement		15-3
Section 1507	Termination of Agreement; Suspension		15-3
Section 1508	Applicable Laws; Regulations an	d Policies	15-3
Section 1509	Recording Agreements in the Lan	nd Records	15-4
Section 1510	Enforcement by Interested Partie	S	15-4
Appendix Table A Table B		nsional Requirements Submittal Checklists	A-1 B-1